

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 144-2019

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RA3(H) Apartment Residential Zone”, “RM2 Multiple Residential Zone” both with the Holding Symbol “(H)” and the “OS5 Open Space Environmental Protection Zone” in the manner shown on Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1485) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1616”, until the Holding Symbol “(H)” is removed pursuant to Section 36(3) or (4) of the *Planning Act*:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.

B. Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent on the following:

a) The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of roads and municipal services, including construction of a sanitary sewer on Crimson Forest drive and Rutherford Road, installation of new services, landscaping and fencing, all to the satisfaction of the City. The said agreement shall be registered against the Subject Lands to the satisfaction of the City. The Owner must also resolve the following matters:

i) The Owner shall undertake further assessment of the City’s existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements.

b) The Owner shall enter into a Block 11 Developer’s Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited

to: all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and

- c) The Owner shall submit a letter from the Block 11 Developer's Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer's Group Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

C. Notwithstanding the provisions of:

- a) Subsection 3.8 respecting Parking Requirements respecting Apartment Dwelling, Multiple Family Dwelling, Block Townhouse Dwelling and Visitor Parking;
- b) Subsection 3.13 respecting Minimum Landscaped Area;
- c) Subsection 3.14 a) respecting Permitted Yard Encroachments and Restrictions;
- d) Subsection 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 4.1.6 a) respecting Minimum Amenity Area;
- f) Schedule "A" respecting the zone standards in the RA3 Apartment Residential Zone;

The following provisions shall apply to the lands zoned "RA3(H) Apartment Residential Zone" as shown on Schedule "E-1616":

- ai) The following minimum parking requirements shall apply:
- Residential Parking (Apartment, Multiple Family, Block Townhouse Dwelling): 1.037 parking spaces per dwelling unit;
 - Visitor Parking (Apartment, Multiple Family

Dwelling, Block Townhouse Dwelling): 0.21 parking spaces per dwelling unit.

- bi) A strip of land not less than 3 m in width shall be provided along a lot line abutting Dufferin Street, Rutherford Road and the Sight-Triangle and shall be used for no other purpose than landscaping;
- ci) A minimum 0 m setback is permitted for canopies on the 2nd Floor of the Apartment building;
- di) The minimum setback from the front lot line and the exterior lot line to the nearest part of the building below finished grade shall be the following:
 - 0.6 m from Rutherford Road
 - 0.6 m from Dufferin Street
 - 0.6 m from a sight-triangle (Rutherford and Dufferin Street).
- ei) The minimum amenity area for each dwelling unit shall be 8.7 m²;
- fi) The minimum lot area is 53.21 m²;
- fii) The maximum building height for an Apartment Dwelling is 85 m;
- fiii) The following minimum setbacks are permitted for an Apartment Dwelling:
 - Front Yard Setback: 3 m (Rutherford Road)
 - Front Yard Setback to an Exterior Stairway: 4.1 m (Rutherford Road)
 - Exterior Side Yard Setback: 3 m (Dufferin Street)
 - Minimum Setback to a Sight-Triangle: 3 m.

Notwithstanding the provisions of:

- a) Subsection 3.8, and (g) respecting Parking Requirements respecting Apartment Dwelling, Multiple Family Dwelling, Block Townhouse Dwelling and Visitor

Parking and Driveway Dimensions;

- b) Subsection 4.1.3 respecting Rooms Below Grade;
- c) Subsection 4.1.4(b) and (f) respecting Parking Areas for Multiple Family Dwellings and Access Requirements;
- d) Subsection 4.1.6 respecting Minimum Amenity Area;
- e) Schedule “A” respecting the zone standards in the RM2 Multiple Residential Zone;

The following provisions shall apply to the lands zoned “RM2 Multiple Residential Zone” as shown on Schedule “E-1616”:

- ai) The following minimum parking requirements shall apply:
 - Residential Parking (Apartment, Multiple Family, Block Townhouse Dwelling): 1.037 parking spaces per dwelling unit;
 - Visitor Parking (Apartment, Multiple Family Dwelling, Block Townhouse Dwelling): 0.21 parking spaces per dwelling unit;
- a ii) The minimum width of a joint ingress and egress driveway of 6.25 m (Rutherford Road) is required;
- bi) The basement (first floor) level of townhouse units within Blocks 1 to 6 on E-1616 can be located partially below grade;
- ci) There is no minimum landscape strip width required around the periphery of an outdoor parking area or requirement for any screening along an outdoor parking area facing a street;
- di) The minimum amenity area shall be 15.2 m² per dwelling unit;
- ei) The minimum lot area is 78.9 m²;
- eii) The maximum building height is 14.5 m (All Townhouse Blocks);

eiii) The following minimum setbacks are permitted for a Multiple Family Dwelling and Block Townhouse Dwelling:

- Front Yard: 3 m (Block 6 on E-1616)
- Minimum Setback to Covered Porches and Exterior Stairways: 3 m (All Townhouse Blocks on E-1616)
- Exterior Side Yard Setback: 3 m (Block 1 on E-1616)
- Rear Yard: 2. m (Block 2 on E-1616)

eiv) A 0 m setback to the interior side lot line is permitted for an exterior stairway and elevator shaft located between Blocks 3 and 4 on E-1616.

c) Adding Schedule "E-1616" attached hereto as Schedule "1";

d) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

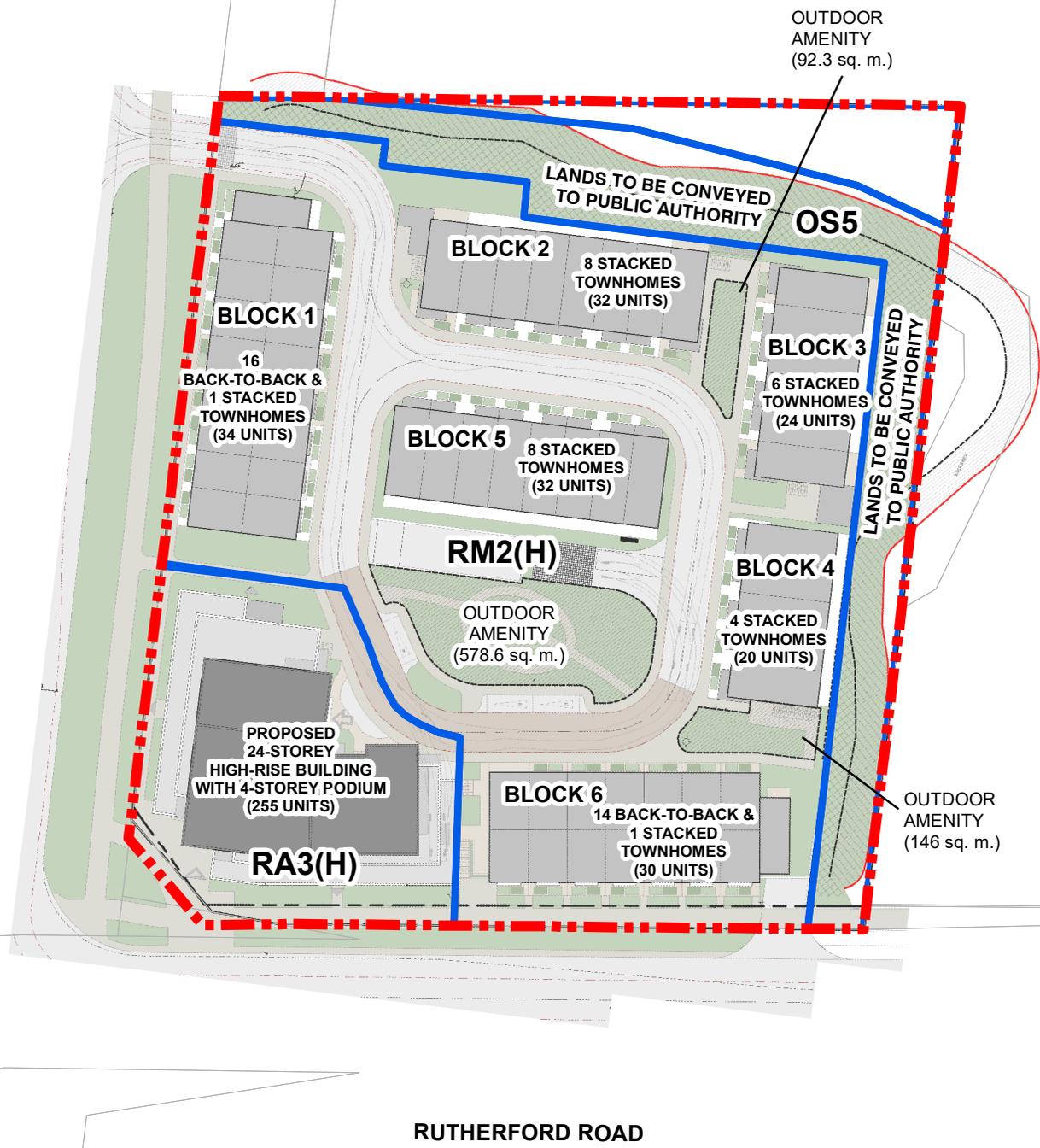
Enacted by City of Vaughan Council this 23rd day of October, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



DUFFERIN STREET



RUTHERFORD ROAD

THIS IS SCHEDULE 'E-1616'
TO BY-LAW 1-88
SECTION 9(1485)

 SUBJECT LANDS

 Metres
0 10 20 40

**THIS IS SCHEDULE '1'
TO BY-LAW 144-2019
PASSED THE 23RD DAY OF OCTOBER, 2019**

FILE: Z.15.023
RELATED FILE: DA.15.022
LOCATION: Part of Lot 16, Concession 2
APPLICANT: Norstar Group of Companies
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

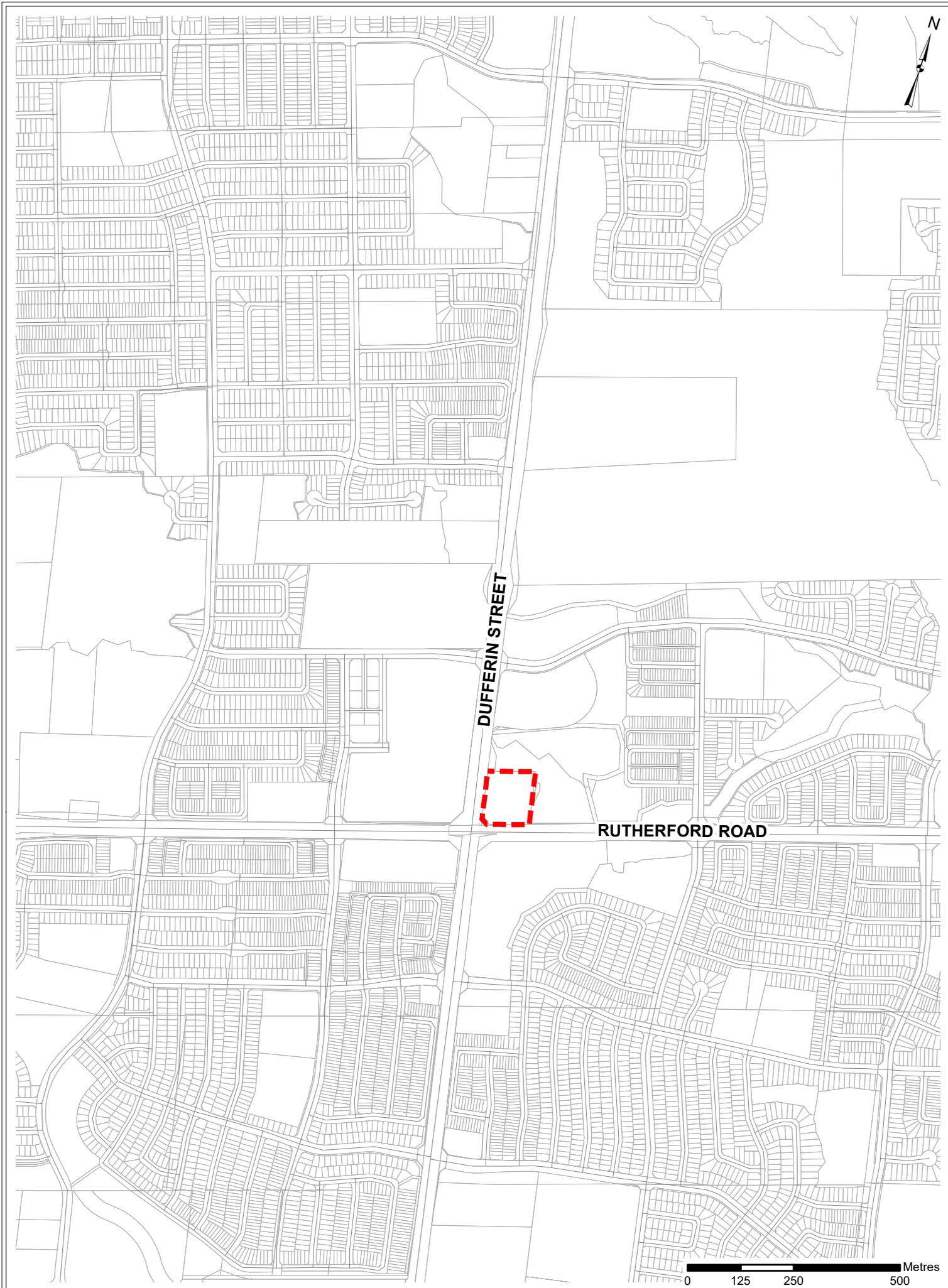
CLERK

SUMMARY TO BY-LAW 144-2019

The lands subject to this By-law are located on the northeast corner of Dufferin Street and Rutherford Road, being municipally known as 1176 Rutherford Road, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RA3(H) Apartment Residential Zone”, “RM2(H) Multiple Residential Zone” with the Holding Symbol “(H)” and “OS5 Open Space Environmental Protection Zone”. The By-law also includes the following site-specific exceptions to facilitate the development of a 24-storey residential apartment building, six blocks of back-to-back and stacked townhouse dwellings, which are served by a private condominium common element road with 444 parking spaces for residents and 90 parking spaces for visitors. The following site-specific exceptions are identified:

- a) Reduced minimum parking requirements for the apartment building and townhouse dwelling units (back-to-back and stacked);
- b) Reduced minimum requirements for landscape strip widths abutting front and exterior lot lines;
- c) Reduced setback requirements for portions of buildings below grade;
- d) Reduced landscape area and screening requirements for outdoor parking areas;
- e) Reduced minimum driveway width;
- f) Reduced canopy projections for the apartment building;
- g) To permit rooms below grade within the cellar portion of a dwelling;
- h) Reduced minimum lot area standards;
- i) Reduced minimum yard setback requirements;
- j) Reduced minimum amenity area standards;
- k) Increased maximum building heights;



LOCATION MAP TO BY-LAW 144-2019

FILE: Z.15.023

RELATED FILE: DA.15.022

LOCATION: Part of Lot 16, Concession 2

APPLICANT: Norstar Group of Companies

CITY OF VAUGHAN



SUBJECT LANDS